042.A Map | 0006 Block | 0063.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	505,700	/	505,700
USE VALUE:	505,700	/	505,700
ASSESSED:	505,700	/	505,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		PALMER ST, ARLINGTON

OWNERSHIP

Unit #: 63

Owner 1:	GIBSON BRENDAN P
Owner 2:	SENANAYAKE JANANI C
Owner 3:	
Street 1:	63 PALMER ST UNIT 63
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DRESCHLER JUSTIN LEE & -
Owner 2:	DRESCHLER CAITLIN LEIGH -
Street 1:	63 PALMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 1054 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	502,200	3,500		505,700
Total Card	0.000	502,200	3,500		505,700
Total Parcel	0.000	502,200	3,500		505,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.79 | /Parcel: 479.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 310432
GIS Ref:
GIS Ref:
Insp Date: 06/01/18

PREVIOUS ASSESSMENT

Parcel ID: 042.A-0006-0063.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	494,900	3500	.		498,400	498,400	Year End Roll	12/18/2019
2019	102	FV	512,000	3500	.		515,500	515,500	Year End Roll	1/3/2019
2018	102	FV	381,500	3500	.		385,000	385,000	Year End Roll	12/20/2017
2017	102	FV	348,600	3500	.		352,100	352,100	Year End Roll	1/3/2017
2016	102	FV	348,600	3500	.		352,100	352,100	Year End	1/4/2016
2015	102	FV	322,800	3500	.		326,300	326,300	Year End Roll	12/11/2014
2014	102	FV	308,500	3500	.		312,000	312,000	Year End Roll	12/16/2013
2013	102	FV	308,500	3500	.		312,000	312,000		12/13/2012

!15638!

PRINT

Date	Time
12/11/20	05:19:56

LAST REV

Date	Time
06/01/18	10:53:21
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 15638

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRESCHLER JUSTI	69448-556		6/16/2017		620,000	No	No		
MOURA JOSEPH R	63135-507		12/31/2013		440,000	No	No		
MOURA JOSEPH R	51561-563		8/12/2008	Family		No	No		MASTER DEED

USER DEFINED

Prior Id # 1:	29640
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Measured	DGM	D Mann
1/21/2009	Meas/Inspect	189	PATRIOT
1/13/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8023													G10			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	398.170
Other Features:	73871
Grade Factor:	1.00
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	616928
Depreciation:	114749
Depreciated Total:	502179

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	497.71
Special Features:	0	Val/Su Net:	476.47
Final Total:	502200	Val/Su SzAd	476.47

SKETCH

UnSketched SubAreas:
GLA: 1054,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,054	398.170	419,672
Net Sketched Area:		1,054	Total:	419,672
Size Ad	1054	Gross Are	1054	FinArea 1054

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X18	A	GD	1916	30.43	T	30	102			3,500			3,500

PARCEL ID

042.A-0006-0063.0

IMAGE

AssessPro Patriot Properties, Inc

More: N | Total Yard Items: 3,500 | Total Special Featues: | Total: 3,500